

Permits and Inspections

Construction Code

2020 Minnesota Residential Code

Minneapolis has adopted the 2020 Minnesota Residential Code (MRC) which provides minimum requirements for the design and construction of residential dwellings and their accessory structures. The MRC and this handout apply to **single-family dwellings**, **two-family dwellings** (duplexes), and **townhouses** with no more than three stories and with separate entrances and their **accessory structures**.

Requirements for the design and construction of all other buildings are found in the 2020 Minnesota Building Code.

Permits

Building permits are required to construct, enlarge, alter, or replace exterior landings at doors and stairways.

Construction Plans

Construction plans must be submitted with the permit application. Construction documents shall be dimensioned and of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail how it will meet all applicable building code requirements.

Inspections

Foundation/footing inspection: after excavation (holes dug to proper depth and diameter) but prior to pouring concrete

Framing inspection: for wood landings

Final inspection: after the work is complete

Exterior entry landings and stairways



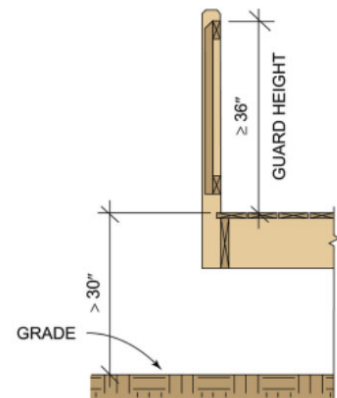
To protect the health, safety, and welfare of dwelling occupants, the Minnesota Residential Code sets minimum requirements for a safe means of exiting the building, protection from falls, and other hazards in the built environment.

Means of egress describes the path of travel from any location in a dwelling to the exterior. The code regulates stairways, hallways, and doors as the primary components of that path for a safe exit from the building to the outdoors. This includes requirements for landings at stairways and doors, a compliant exterior exit door at each dwelling unit, and requirements for guards and handrails at stairways, and walking surfaces including landings.

Landings at exterior doors can include stoops, platforms, or the floors of decks and open porches. Typical construction in Minnesota includes site-built wood-framed landings, site-installed concrete, and precast concrete stoops.

Landings and stairways at the required exterior door (typically the front door)

- A landing or floor is required at each side of the required exterior door.
- The width of each landing shall be not less than the width of the door. *Note: The required exterior exit door width is 36 inches nominal (net opening 32 inches).*
- The depth of each landing shall be not less than 36 inches measured in the direction of travel.
- The slope at exterior landings shall not exceed 2 percent.
- Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting.
- Frost depth footings are required for landings that are attached to a dwelling or garage that has frost depth or greater footings. Footings must extend below the frost line to protect the structure from frost heave. The frost depth in Minneapolis is 42 inches. This means that the bottom of the footings must be placed at least 42 inches below undisturbed ground.
- All exposed wood is required to be approved treated wood or wood with natural resistance to decay. This includes posts, beams, joists, decking, guards, and handrails. Columns and posts in contact with the ground or embedded in concrete or masonry must be of pressure treated wood.
- Wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall bear a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D 7032.
- Guards are required at landings located more than 30 inches above the floor or ground below.
- Handrails are required on at least one side of stairways with four or more risers. *Note: three steps and a landing are four risers.*

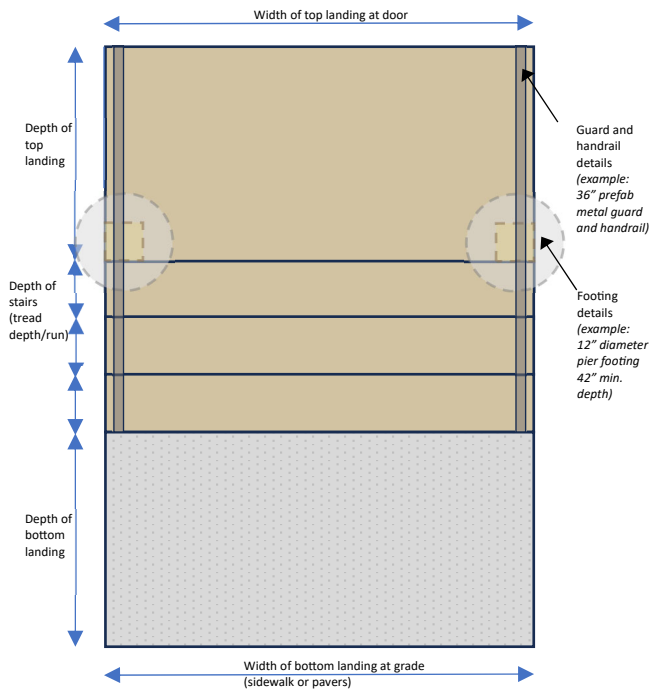


Construction plans

Construction plans for exterior entries will typically include a plan view, a section view, and a site plan. Use the following diagrams and checklist to make sure that your plans will provide the minimum information required for us to review your permit application submittal.

Example wooden stoop - top landing and stairs to grade

PLAN VIEW



PLANS MUST SHOW AND NOTE:

Materials

Width of top landing

Depth of top landing

Height of top landing above floor or ground below

Height of stairs (riser height/rise)

Depth of stairs (tread depth/run)

Width of bottom landing

Depth of bottom landing

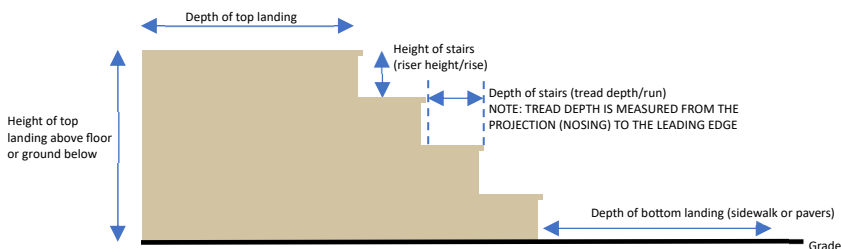
Framing materials, sizes, spacing

Footing type, size, location, and depth

Guards and handrails as required

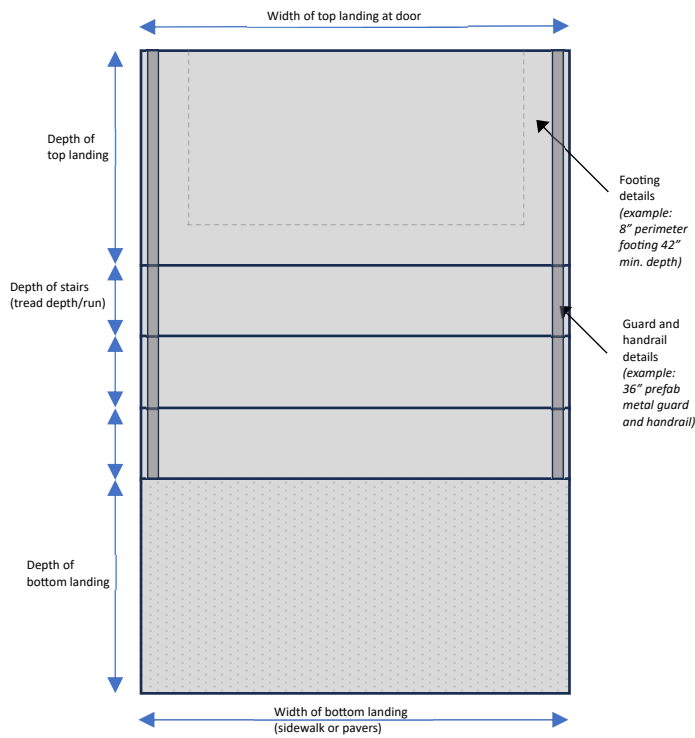
Location of work in relation to the dwelling or garage

SECTION VIEW



Example concrete stoop - top landing and stairs to grade

PLAN VIEW



PLANS MUST SHOW AND NOTE:

Materials

Width of top landing

Depth of top landing

Height of top landing above floor or ground below

Height of stairs (riser height/rise)

Depth of stairs (tread depth/run)

Width of bottom landing

Depth of bottom landing

Footing type, size, location, and depth

Guards and handrails as required

Location of work in relation to the dwelling or garage

SECTION VIEW

